



## Albert Chambers,

Canal Street, Congleton,  
Cheshire CW12 4AA

**Annual Rental Of £10,500**

(exclusive) + fees

- GROUND FLOOR OFFICES IN PERIOD PROPERTY
- IN TOTAL 862 FT<sup>2</sup> (80 M<sup>2</sup>)
- TOWN CENTRE LOCATION



## TO LET (Unfurnished)

An opportunity to let a very well-presented ground floor self-contained office suite located near the High Street in the heart of the business district of Congleton.

The property has gas central heating and is approached through a communal central lobby leading to three separate offices and two cloakrooms.

The accommodation amounts to 862ft<sup>2</sup> ( 80m<sup>2</sup>) which, subject to negotiation and mutual agreement, the landlord may sub-divide.

Congleton is strategically located between the industrial regions, with the Potteries to the south and Manchester to the north, which had led to an expansion in industrial and office activity. The town benefits from easy access to the motorway network (Junctions 17 and 18 of the M6) and Manchester International Airport. Congleton also has a train station with links to national rail networks.

### The accommodation briefly comprises:

(all dimensions are approximate)

**COMMUNAL ENTRANCE LOBBY** 2.29m (7ft 6in) x 1.68m (5ft 6in): Door to:

**FRONT OFFICE 1** 5.38m (17ft 8in) x 4.11m (13ft 6in) reducing to 11 7in (3.35m): Steps up to:

**REAR OFFICE 2** 4.34m (14ft 3in) x 3.53m (11ft 7in) extending to 12 4in (3.75m): Kitchen units. Door to:



**CLOAKROOM:** with wash hand basin and low flush w.c.

**REAR OFFICE 3** 5.13m (16ft 10in) x 3.71m (12ft 2in) reducing to 11 0in (3.35m): Door with steps to:

**2nd CLOAKROOM:** Wash hand basin and low flush w.c.

**FRONT OFFICE 4** 4.47m (14ft 8in) x 4.42m (14ft 6in) reducing to 8 10in (2.69m): Irregular shape maximum measurement. Door to understairs storage.

**OUTSIDE:** To the front the property abuts onto the pavement and Canal Street. There is municipal car parking in Chapel Street and behind Lawton Street.

**SERVICES:** The property benefits from all mains services.

**RATEABLE VALUE:** Ground floor suite rateable value £6,900.

**RENTAL:** £10,500 p.a. In addition there will be a service charge to cover communal items such as heating, water, insurance etc.

**TERMS:** A new lease will be drawn up. Terms by negotiation.

**LEGAL COSTS:** As is usual, the ingoing tenant is to be responsible for the legal costs of both parties involved in this transaction.

**VIEWING:** Strictly by appointment through sole letting agent **TIMOTHY A BROWN**.

**LOCAL AUTHORITY:** Cheshire East

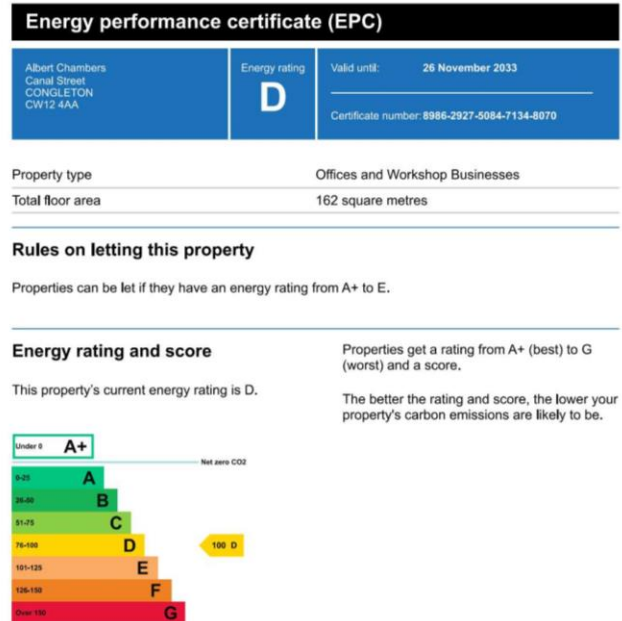
**DIRECTIONS:** SATNAV CW12 4AA



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2-4 West Street Congleton Cheshire CW12 1JR  
 Tel: 01260 271255 Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
 Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
 Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a  
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[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)